

FOR SALE/ TO LET

M Nabarro
McAllister

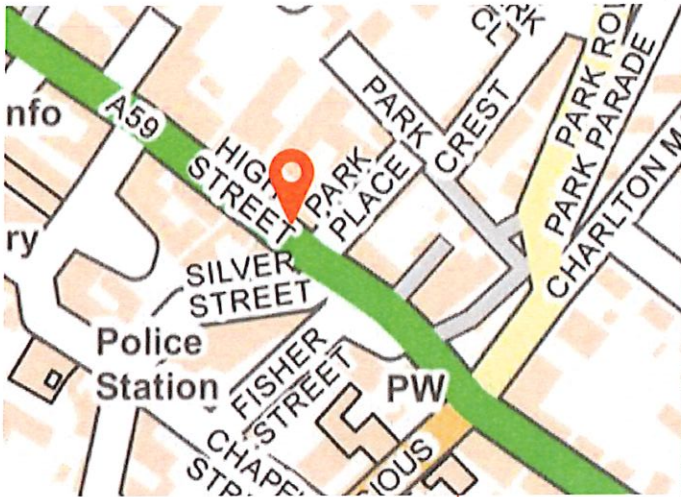
25 HIGH STREET, KNARESBOROUGH HG5 0ET



- High Street, Town Centre location
- Return frontage to Butter Lane
- Short distance from Market Square
- Easy access to Harrogate

Sale Price £300,000
Rental Price £ 25,000 pa
2664 sq ft (247 m²)

25 HIGH STREET, KNARESBOROUGH HG5 0ET



LOCATION

The property occupies a prominent location close to the market square on the central part of the high street in Knaresborough. Easy access to Leeds, Wetherby and Harrogate and the motorway network. Nearby occupiers include Tesco Express Yorkshire Trading Company, Sainsburys Local.

DESCRIPTION

The property comprises a 4-storey building estimated to be well in excess of 100 years old constructed of brick of varying wall thicknesses with mainly cement rendered covering under a concrete tiled pitched roof. The gutters are in wood and PVC and the fall pipes are in cast iron and PVC. The property has a return frontage to Butter Lane.

ACCOMMODATION

	m ²	ft ²
GROUND FLOOR		
Sales Shop	67m	721
FIRST FLOOR sales area	58m	632
SECOND FLOOR staff room & Kitchen	59m	636
WC		
THIRD FLOOR		
x2 store rooms		
Kitchen & kitchen	63m	675
WC		
TOTAL	247m	2664

SERVICES

We understand the property benefits from mains water, drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
21000	10,500

PLANNING

The last use of the property was as a retail unit. Purchasers should make their own enquiries with the local authority.

TERMS

The property is offered for sale at an asking price of £300,000 for the freehold interest. Alternatively, the property is offered to let on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £25,000 per annum.

VAT

Our client advises that VAT is chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

The in-going tenant is to be responsible for the landlords legal costs in connection with the preparation of the Lease. On the freehold sale each party will be responsible for their own costs.

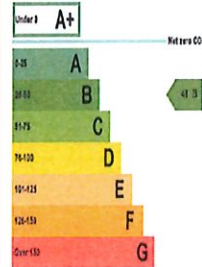
EPC

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VIEWING

By appointment only
Nabarro McAllister

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REF: MARCH 2024



Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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